

Idaho Building  
216 North Eight Street  
Boise  
Ada County  
Idaho

HABS No. ID-21

HABS,  
ID.  
1-BOISE,  
6-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Heritage Conservation and Recreation Service  
Department of the Interior  
Washington, D. C. 20243

## HISTORIC AMERICAN BUILDINGS SURVEY

IDAHO BUILDING

HABS No. ID-21

Location: 216 North Eight Street  
Eight and Bannock Streets, Boise, Ada County, Idaho.  
USGS Boise North Quadrangle Universal Transverse  
Mercator Coordinator: 11.564480.4829415.

Present Owner: Boise Redevelopment Agency  
711 1/2 Bannock Street  
P. O. Box 987  
Boise, Idaho

Present Occupant  
and Use: Tenants of the Boise Redevelopment Agency. Use is  
commercial.

Significance: Several four and six story buildings were constructed during Boise's early (1901-1913) "sky scraper era". Of them, the Idaho Building was the only one designed outside Boise. For it, developer and real estate promoter Walter E. Pierce sought out Henry John Schlacks of Chicago. The Idaho Building was the grandest of several commercial buildings constructed for Pierce. The building, described by the local newspaper as Boise's "first sky scraper", marked the beginning of a new era in the architectural development of downtown Boise. Erected in time of prosperity, the building symbolizes the urban aspirations of Boise, indicated by the newspapers' many allusions to the city becoming another Chicago.

PART I. HISTORICAL INFORMATION:

## A. Physical History:

1. Date of construction: 1911.
2. Architect: Henry John Schlacks. (Schlacks was noted for his metropolitan Chicago Churches)
3. Original and subsequent owners:

Chain of title is complete from ownership preceding erection of this structure to present date. Reference is Office of Ada County Clerk-Recorder, Records Department.

1907 Warranty Deed February 27, 1907, No. 14921 recorded March 26, 1907, in Book 66, page 157.

C. W. Moore and Catherine Moore (husband and wife), to W. E. Pierce, John M. Haines and L. H. Cox.

Original and subsequent owners (Continued)

- 1911 Warranty Deed December 5, 1911, recorded December 5, 1911, No. 39739, Book 94 p. 217.  
W. E. Pierce & Georgie Pierce (h&w), John M. & Mary S. Haines (h&w), L. H. & Emma J. Cox (h&w)  
to  
W. E. Pierce & Company
- 1923 Warranty Deed April 30, 1923, recorded May 9, 1923, No. 105569, Book 156 pp. 543 and 544.  
W. E. Pierce & Co.  
to  
L. H. Cox
- 1924 Decree of Settlement June 30, 1924, recorded July 1, 1924, No. 111703, Book 167 pp. 535, 536, 537 and 538.  
Estate of Lindley H. Cox, deceased  
to  
Emma J. Cox
- 1926 Warranty Deed August 10, 1926, No. 122285, recorded August 18, 1926, Book 78 pp. 1403 and 1404.  
Emma J. Cox  
to  
L. H. Cox & Co., an Idaho Corp.
- 1953 Decree of Settlement August 5, 1953, No. 349230, recorded August 5, 1953.  
Estate of W. C. Cox, deceased  
to  
Bertha E. Cox
- 1954 Amended Decree of Distribution February 26, 1954, No. 356787, recorded March 1, 1954. Corrects erroneous listing and confirms owner of Idaho Building Property.  
Estate of W. C. Cox, deceased  
to  
L. H. Cox & Co.
- 1964 Corporation Warranty Deed February 6, 1964, No. 580075 recorded April 1, 1964.  
L. H. Cox & Co.  
to  
Idaho Office Building Company, an Idaho Corp.
- 1973 Warranty Deed November 20, 1973, No. 867719 recorded November 30, 1973.  
Idaho Office Building Company  
to  
Boise Redevelopment Agency

4. Original plans and construction:

Blue prints are available to the public at the offices of Cline, Smull, Hamill, Quintieri Associates Suite 1700, Idaho 1st Plaza, Boise, Idaho.

5. Alterations and additions: No alterations or additions.

B. Historical Events and Persons Connected with the Structure:

Walter E. Pierce, for whom the Idaho Building was built, was Boise's leading real estate promoter from 1890 to 1930. In addition to having important commercial and residential buildings built, he was the developer of Harrison Boulevard, the City's first thoroughfare with a landscaped median strip. Pierce was elected and served as Major of Boise from 1895 to 1897.

C. Sources of Information:

1. Old Views:

- a. Historic view of the Idaho Building, (1914), Original copies from the Idaho State Historical Society, 610 North Julia Davis Drive, Boise, Idaho, 83702 (see field records).
- b. Photocopies of architect's drawings of floor plans, available from the offices of Hummel, Jones, Miller and Hunsucker, Architects, Boise, Idaho, April 1980.

2. Bibliography:

a. Primary and Unpublished Sources:

Davis, Gage and associates, Boulder, Colorado "URBAN CONSERVATION AND ADAPTIVE RE-USE ANALYSIS" prepared for Boise Redevelopment Agency, Boise, Idaho, September 1978.

Hibbard, Don, Architectural Historian, Idaho State Historical Society, 610 North Julia Davis Drive, Boise, Idaho.  
NATIONAL REGISTER OF HISTORIC PLACES INVENTORY NOMINATION FORM.

b. Secondary and published sources:

Hart, Arthur A., HISTORIC BOISE, AN INTRODUCTION TO THE ARCHITECTURE OF BOISE, IDAHO, 1863-1938. Published by Boise City Historic Preservation Commission 1979, Congress Card No. 79-91082.

c. Sources not yet investigated:

Microfilmed files of issues of Idaho Daily Statesman for years 1907-1911, retained in Reference Library.

PART II. ARCHITECTURAL INFORMATION:

A. Description of Exterior:

The Idaho Building is a six-story plus basement corner brick commercial building in the second Renaissance Revival style. It has a stone first story with plate glass windows and Doric pilasters. Each side is seven bays wide with a pair of double-hung sash windows in each bay of the upper stories, except the corner bays which contain only one window each. Banded brick "pilasters" demarcate the bays and give the building its sense of verticality. These pilasters rise from stone bases and terminate with an egg and dart molding at the top of the fifth story. The panels above and below the windows are terra cotta. The sixth story is highly ornate with contrasting cream colored terra cotta and dark red brick bands. The building terminates with terra cotta modillion-like brackets and a large denticulated galvanized iron cornice, with a plain freize. The overall layout is U shape and the dimensions are 103' by 122'.

B. Description of Interior:

First floor consists of retail spaces and the lobby to the building. In the center of the U shape layout are the elevator and stair core. The second through sixth floors have hallways down the center of each wing with offices on each side of hallway. Original mosaic tile remains in the hallways on second through sixth floor also the original doors.

C. General Setting:

Located at northeast corner of Main and Eight Streets.

PART III. SUPPLEMENTAL INFORMATION:

USGS Map with building identified. (See Map)

Prepared by:

Patricia L. Rowse  
Historic American Buildings Survey  
July 1980

From survey form compiled by:

C. Wayne Hunsucker, AIA  
Boise, Idaho  
May 1980

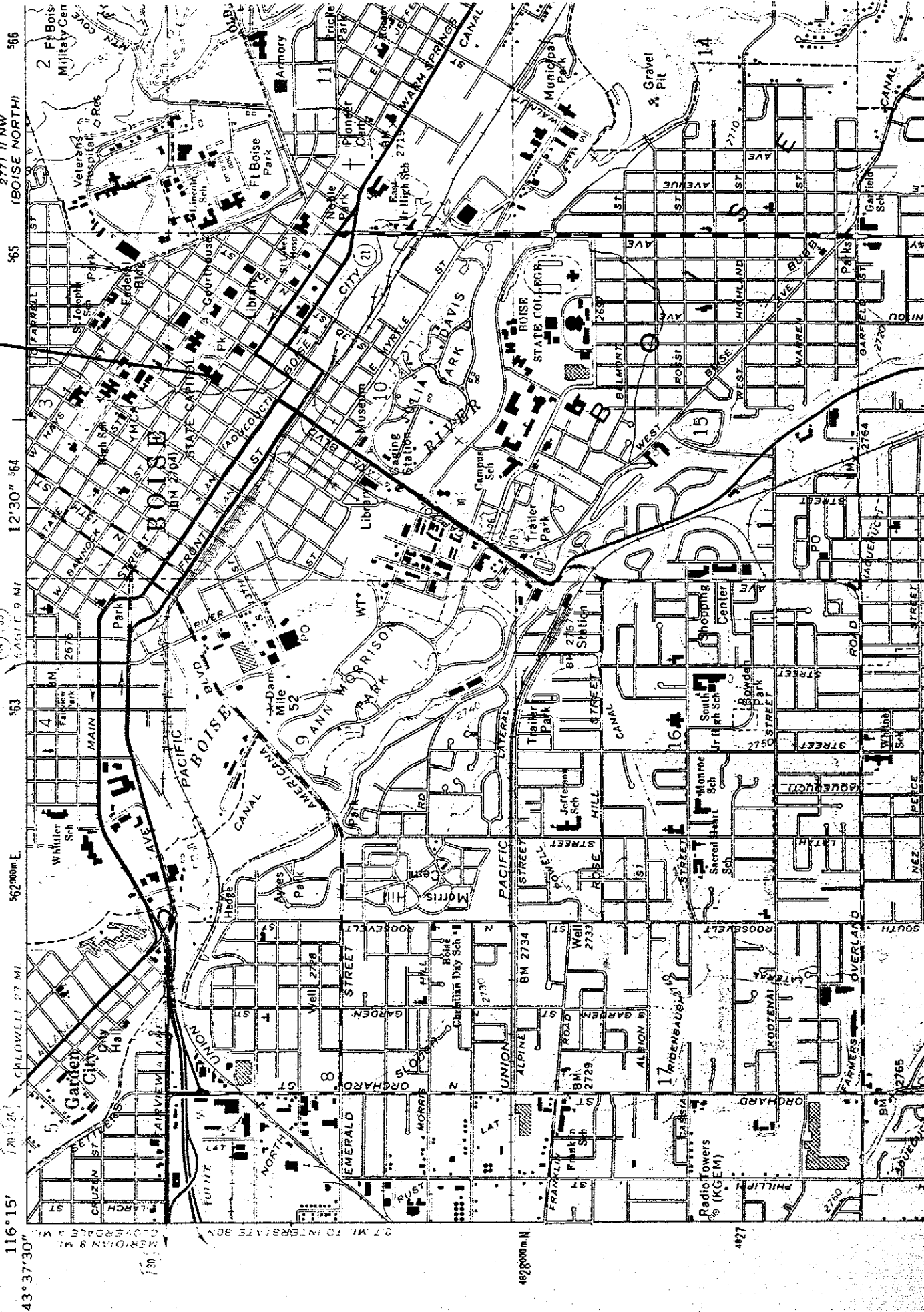
PART V. PROJECT INFORMATION:

This project was undertaken by the Boise Redevelopment Agency in compliance with Executive Order 11593 and a Memorandum of Agreement with the Advisor Council on Historic Preservation to mitigate the adverse effect of the regional retail center, in Boise Idaho. John A. Burns, AIA and Emily J. Harris were the HABS project coordinators. The written data was prepared in the HABS office by Patricia Rowse in July 1980, from the survey form compiled by C. Wayne Hunsucker, AIA, Boise, Idaho. Photographs were taken by Duane Garrett in March 1980.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

2771 III NE  
(EAGLE)

11 / 5,64,480 / 48,29,415



116° 15' 43° 37' 30" N  
12° 30" 564  
563  
562000 E  
CHLWELL 23 MI  
562000 E  
2771 II NW (BOISE NORTH)  
565  
566